

Chapter 15.09

International Residential Code (IRC)

15.09.010 International Residential Code adopted.

The International Residential Code, 2012 edition, is hereby adopted by reference for the City, except as amended in this Chapter, and is hereinafter referred to as the "Residential Code." The Residential Code is published by the International Code Council, Inc., 5360 Workman Mill Road, Whittier, CA 90601-2298. The Residential Code provides the standards for the design, erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of one- and two-family dwellings and townhouses. (Ord. 548-12 §3)

15.09.020 Additions, deletions and amendments to Residential Code designated.

Sections R105.2(1), R108.3, R108.5, R108.6, R108.7, R109.4, R112, R113.1, R113.4, R202, R302.3(2), Table R302.6, R302.7, R302.11(3), R310.1, R310.5, R311.3.2, R313.2, R315.3, R324, R405.2.3, R405.2.3.1, R506.3, M1801.1, G2412.9, G2412.10, G2415.9, G2415.12, G2417.4.1, G2417.4.2, G2425.8(7), G2445, P2603.5, P2705.1(5), P2708.1, P2708.1(2), P2718.1, P2904.3.1, P2904.8.1, P2904.8.1(6), Table 3005.4.1, P3005.4.2, Table 3005.4.2, 3007.6, Table P3105.1, P3107.3, Table 3107.3, P3108.3, Table P3108.3, P3109.4, Table P3109.4, P3110.1, P3114.3, Table P3201.7 and Part VIII of the Residential Code are hereby enacted as amended, added or deleted to read as set out in Sections 15.09.030 through 15.09.390 below. (Ord. 548-12 §3)

15.09.030 Section R105.2(1) amended; Work exempt from permit.

Section R105.2(1) of the Residential Code adopted at Section 15.09.010 above is amended to read as follows:

"R105.2 Work exempt from permit. Permits shall not be required for the following. Exemption from permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or ordinances of this jurisdiction.

"Building:

"1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m²)."

(Ord. 548-12 §3)

15.09.040 Section R108.3 amended; Building permit valuations.

Section R108.3 of the Residential Code adopted at Section 15.09.010 above is amended to read as follows:

"R108.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical,

plumbing equipment and permanent systems. If, in the opinion of the building official, the value listed on the application is underestimated on the application, the building official may use the greater of either the application value, or the square foot value from the most recent Building Valuation Data table, published in the Building Safety Journal, by the International Code Council. Final building permit valuation shall be set by the building official."

(Ord. 548-12 §3)

15.09.050 Section R108.6 amended; Work commencing before permit issuance.

Section R108.6 of the Residential Code adopted at Section 15.09.010 above is amended to read as follows:

"R108.6 Work commencing before permit issuance. Any person who commences work on a building, or structure governed by this code before obtaining the necessary permits shall be subject to a fee 200 percent of the usual permit fee."

(Ord. 548-12 §3)

15.09.060 Section R108.7 added; Reinspections.

Section R108.7 of the Residential Code adopted at Section 15.09.010 above is added to read as follows:

"R108.7 Reinspections. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

"This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.

"Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official.

"To obtain a reinspection, the applicant shall pay the reinspection fee in accordance with the Building Permit Fee Schedule as set forth by the jurisdiction.

"In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid."

(Ord. 548-12 §3)

15.09.070 Section R109.4 amended; Approval required.

Section R109.4 of the Residential Code adopted at Section 15.09.010 above is amended to read as follows:

"R109.4 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building

official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official. There shall be a final inspection and approval of all systems, buildings, and structures, when completed and ready for occupancy and/or use. There shall be a final inspection and approval of all systems, buildings, and structures, when completed and ready for occupancy and/or use."

(Ord. 548-12 §3)

15.09.080 Section R113.1 amended; Unlawful acts.

Section R113.1 of the Residential Code adopted at Section 15.09.010 above is amended to read as follows:

"R113.1 Unlawful acts. It is unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building, structure or equipment regulated by this code in the City, or cause the same to be done, in conflict with or in violation of any of the provisions of this code."

(Ord. 548-12 §3)

15.09.090 Section R113.4 amended; Violation penalties.

Section R113.4 of the Residential Code adopted at Section 15.09.010 above is amended to read as follows:

"R113.4 Violation penalties. Any person violating any of the provisions of this code is guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this code is committed, continued or permitted, and upon conviction of any such violation, such person shall be subject to the punishment as provided in Chapter 1.17 of the Evans Municipal Code."

(Ord. 548-12 §3)

15.09.100 Section R202 amended; Definitions.

Section R202 of the Residential Code adopted at Section 15.09.010 above is amended to read as follows:

"ATTIC, HABITABLE. A finished area, not considered a story, complying with all the following requirements:

"1. The occupiable floor area is at least 70 square feet (17m²) in accordance with Section R304;

"2. The occupiable floor area has a ceiling height in accordance with Section R305; and

"3. The occupiable floor space is enclosed by the roof assembly above, knee walls (if applicable) and the sides and the floor-ceiling below."

(Ord. 548-12 §3)

15.09.110 Table R301.2(1) Adopted in specificity.

"TABLE R301.2(1)

"Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Winter Design Temp	Ice Barrier Underlayment Requirement
	Speed (mph)	Topographic Effects		Weathering	Frost Line Depth	Termite		
20 PSI	90	NO	B	SEVERE	36"	SLIGHT TO MODERATE	2	NO"

(Ord. 548-12 §3)

15.09.120 Section R302.3 Exception (2) deleted; Two-family dwellings.

Section R302.3 Exception (2) of the Residential Code adopted at Section 15.09.010 above is deleted in its entirety. (Ord. 548-12 §3)

15.09.130 Table R302.6 amended; Separation required.

Table R302.6 of the Residential Code adopted at Section 15.09.010 above is amended to read as follows:

**"TABLE R302.6
Dwelling/Garage Separation**

<i>"Separation</i>	<i>Material</i>
From the residence and attics	Not less than 5/8-inch Type X gypsum board or equivalent applied to the garage side

**"TABLE R302.6
Dwelling/Garage Separation**

<i>"Separation</i>	<i>Material</i>
From all habitable rooms above garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structures supporting floor/ceiling assemblies used for separation required by this section	Not less than 5/8-inch Type X gypsum board or equivalent
Garages less than 3 feet from a dwelling unit on same lot	Not less than 5/8-inch Type X gypsum board or equivalent applied to the interior side of exterior walls that are within this area"

(Ord. 548-12 §3)

15.09.140 Section R302.7 amended; Under stair protection.

Section R302.7 of the Residential Code adopted at Section 15.09.010 above is amended to read as follows:

"R302.7 Under stair protection. Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 5/8-inch (15.9 mm) Type X gypsum board."

(Ord. 548-12 §3)

15.09.150 Section R310.1 amended; Emergency escape and rescue required.

Section R310.1 of the Residential Code adopted at Section 15.09.010 above is amended to read as follows:

"R310.1 Emergency escape and rescue required. Basements, habitable attics and every sleeping room shall have at least one operable emergency and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Unfinished basements shall have at least one emergency escape and rescue opening provided for each 500 square feet of basement area for a maximum of 1,500 square feet of basement area. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1,118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way or to a yard or court that opens to a public way."

(Ord. 548-12 §3)

15.09.160 Section R310.5 amended; Emergency escape windows under decks and porches.

Section R310.5 of the Residential Code adopted at Section 15.09.010 above is amended to read as follows:

"R310.5 Emergency escape windows under decks, porches and cantilevers. Emergency escape windows are allowed to be installed under decks, porches and cantilevers provided the location allows the emergency escape window to be fully opened and provides a path not less than 36 inches (914 mm) in height to a yard or court."

(Ord. 548-12 §3)

15.09.170 Section R311.3.2 Exception amended.

Section R311.3.2 Exception of the Residential Code adopted at Section 15.09.010 above is amended to read as follows:

"Exception: A landing is not required where a stairway is located on the exterior side of a door, provided the door does not swing over the stairway, and is sufficiently glazed so as to afford a view of the stairway from the interior of the structure."

(Ord. 548-12 §3)

15.09.180 Section R313.2 deleted; One- and two-family dwellings automatic fire sprinkler systems.

Section R313.2 of the Residential Code, adopted at Section 15.09.020 is deleted in its entirety.
(Ord. 548-12 §2)

15.09.190 Section R315.3 Exception added; carbon monoxide alarms.

Section R315.1 Exception of the Residential Code adopted at Section 15.09.010 above is added to read as follows:

"Exception: Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, are exempt from the requirements of this section."

(Ord. 548-12 §3)

15.09.200 Section R405.2.3 amended; Drainage system.

Section R405.2.3 of the Residential Code adopted at Section 15.09.010 above is amended to read as follows:

"R405.2.3 Sump pit. Where it is not possible to convey the drainage by gravity, subsoil drains shall discharge to an accessible sump pit. A sump pit shall be at least eighteen (18) inches (457 mm) in diameter, twenty-four (24) inches (610 mm) in depth, and provided with a fitted cover including rough-in discharge piping. The sump pump, if provided, shall have an adequate capacity to discharge all water coming into the sump as it accumulates to the required discharge point, and the capacity of the pump shall not be less than fifteen (15) gpm (1.0 L/s). The discharge piping for the sump pump shall include the following:

- "(1) Be one and one-half (1½) inches in diameter;
- (2) Terminate within five (5) feet of the sump pit;
- (3) Extend a minimum of twelve (12) inches below the floor joists above;
- (4) Terminate at the exterior of the structure with a removable cap."

(Ord. 548-12 §3)

15.09.210 Section R405.2.3.1 added; Electrical.

Section R405.2.3.1 of the Residential Code adopted at Section 15.09.010 above is added to read as follows:

"Section R405.2.3.1 Electrical. A 125-volt, 15-ampere, GFCI-protected, electrical receptacle outlet shall be installed within five (5) feet of the sump pit location. The branch circuit feeding this outlet shall be a dedicated circuit."

(Ord. 548-12 §3)

15.09.220 Section M1801.1 amended; Venting required.

Section M1801.1 of the Residential Code adopted at Section 15.09.010 above is amended to read as follows:

"M1801.1 Venting required. Fuel-burning appliances shall be vented to the outside in accordance with their listing and label and manufacturer's installation. Venting systems shall consist of approved chimneys or vents, or venting assemblies that are integral parts of labeled appliances. Gas-fired appliances shall be vented in accordance with Chapter 24."

(Ord. 548-12 §3)

15.09.230 Section G2412.9 deleted; Identification.

Section G2412.9 of the Residential Code adopted at Section 15.09.010 above is deleted in its entirety. (Ord. 548-12 §3)

15.09.240 Section G2412.10 deleted; Third Party testing and certification.

Section G2412.10 of the Residential Code adopted at Section 15.09.010 above is deleted in its entirety. (Ord. 548-12 §3)

15.09.250 Section G2415.9 amended; Aboveground piping outdoors.

Section G2415.9 of the Residential Code adopted at Section 15.09.010 above is amended to read as follows:

"G2415.9 Aboveground piping outdoors. All piping installed outdoors shall be elevated not less than 6 inches (152 mm) above ground and where installed across roof surfaces, shall be elevated not less than 6 inches (152 mm) above the roof surface. Piping installed aboveground, outdoors, and installed across the surface of roofs shall be securely supported and located where it

will be protected from physical damage. Where passing through an outside wall, the piping shall also be protected against corrosion by coating or wrapping with an inert material. Where piping is encased in a protective pipe sleeve, the annular space between the piping and the sleeve shall be sealed."

(Ord. 548-12 §3)

15.09.260 Section G2415.12 amended; Minimum burial depth.

Section G2415.12 of the Residential Code adopted at Section 15.09.010 above is amended to read as follows:

"G2415.12 Minimum burial depth. Metallic underground piping systems shall be installed a minimum depth of 18 inches (458 mm) below grade and plastic piping systems shall be 24 inches (710 mm), except as provided for in Section G2415.12.1."

(Ord. 548-12 §3)

15.09.270 Section G2417.4.1 amended; Test pressure.

Section G2417.4.1 of the Residential Code adopted at Section 15.09.010 above is amended to read as follows:

"G2417.4.1 Test pressure. The test pressure to be used shall be not less than one and one-half times the proposed maximum working pressure, but not less than 10 psig (20 kPa gauge), for a minimum of 15 minutes, irrespective of design pressure. For medium pressure gas and welded gas lines, the minimum test pressure shall be 60 psig for a minimum of 30 minutes. Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe."

(Ord. 548-12 §3)

15.09.280 Section G2417.4.2 deleted; Test duration.

Section G2417.4.2 of the Residential Code adopted at Section 15.09.010 above is deleted in its entirety. (Ord. 548-12 §3)

15.09.290 Section G2425.8(7) deleted; Equipment not required to be vented.

Section G2425.8(7) of the Residential Code adopted at Section 15.09.010 above is deleted in its entirety. (Ord. 548-12 §3)

15.09.300 Section G2445 deleted; Unvented room heaters.

Section G2445 of the Residential Code adopted at Section 15.09.010 above is deleted in its entirety. (Ord. 548-12 §3)

15.09.310 Section P2603.5 amended; Freezing.

Section P2603.5 of the Residential Code adopted at Section 15.09.010 above is amended to read as follows:

(Ord. 548-12 §3)

15.09.320 Section P2705.1(5) amended; General.

Section P2705.1(5) of the Residential Code adopted at Section 15.09.010 above is amended to read as follows:

"P2705.1 General.

"5. Water closets, lavatories and bidets. A water closet, lavatory or bidet shall not be set closer than 15 inches (381 mm) from its center to any side wall, partition or vanity or closet, or not less than 15 inches (381 mm) from the centerline of a bidet to the outermost rim of an adjacent water closet, or closer than thirty (30) inches (762 mm) center-to-center between adjacent fixtures. There shall be at least a 24-inch (533 mm) clearance in front of the water closet, lavatory or bidet to any wall, fixture or door."

(Ord. 548-12 §3)

15.09.330 Section P2708.1 amended; General.

Section P2708.1 of the Residential Code adopted at Section 15.09.010 above is amended to read as follows:

"P2708.1 General. Shower compartments shall have at least 1,024 square inches (0.6 m²) of interior cross-sectional area. Shower compartments shall be not less than 32 inches (762 mm) in minimum dimension measured from the finished interior dimension of the shower compartment, exclusive of fixture valves, showerheads, soap dishes and safety grab bars or rails. The minimum required area and dimension shall be measured from the finished interior dimension at a height equal to the top of the threshold and at a point tangent to its centerline and shall be continued to a height of not less than 70 inches (1,778 mm) above the shower drain outlet. Hinged shower doors shall open outward. The wall area above built-in tubs having installed showerheads and in shower compartments shall be constructed in accordance with Section R702.4. Such walls shall form a water-tight joint with each other and with either the tub, receptor or shower floor.

"Exceptions:

"1. Fold-down seats shall be permitted in the shower, provided the required 1,024-square-inch (0.6m²) dimension is maintained when the seat is in the folded-up position."

(Ord. 548-12 §3)

15.09.340 Section P2708.1 Exception (2) deleted; General.

Section P2708.1 Exception (2) of the Residential Code adopted at Section 15.09.010 above is deleted in its entirety. (Ord. 548-12 §3)

15.09.350 Section P2718.1 amended; Waste connection.

Section P2718.1 of the Residential Code adopted at Section 15.09.010 above is amended to read as follows:

"P2718.1 Waste connection. The waste from an automatic clothes washer shall discharge through an air break into a standpipe in accordance with Section P2706.2 or into a laundry sink. The trap and fixture drain for an automatic clothes washer standpipe shall be a minimum of 2 inches (51 mm) in diameter. The automatic clothes washer fixture drain shall connect to a branch drain or drainage stack a minimum of 2 inches (51 mm) in diameter."

(Ord. 548-12 §3)

15.09.360 Section P2904.3.1 deleted; Nonmetallic pipe and tubing.

Section P2904.3.1 of the Residential Code, adopted at Section 15.09.020 above is deleted in its entirety. (Ord. 548-12 §3)

15.09.370 Section P2904.8.1(6) deleted; Preconcealment inspection.

Section P2904.8.1(6) of the Residential Code, adopted at Section 15.09.020 above is deleted in its entirety. (Ord. 548-12 §3)

15.09.380 Section P2904.8.1 amended; Preconcealment inspection.

Section P2708.1 of the Residential Code adopted at Section 15.09.010 above is amended to read as follows:

"P2904.8.1 Preconcealment inspection.

"6. Piping is supported in accordance with the pipe manufacturer's and sprinkler manufacturer's installation instructions.

"7. The piping system is tested in accordance with Section P203.7."

(Ord. 548-12 §3)

15.09.390 Part VIII amended; Electrical.

Part VIII of the Residential Code adopted at Section 15.09.010 above is amended to read as follows:

"Part VIII – Electrical. This chapter governs the electrical components, equipment and systems used in buildings and structures covered by this code. Electrical components, equipment and systems shall be designed and constructed in accordance with the provisions of the adopted *National Electrical Code*. Other references within this code regarding electrical shall be considered amended to read "the adopted *National Electrical Code*."

(Ord. 548-12 §3)